

IN RE: PETITION FOR ZONING VARIANCE
W/S Harlem Lane, 100' N of
the c/l of Northdale Road
(Maple Woods)
1st Election District
1st Councilmanic District
Joseph H. Loveman and Aurelia
Leffler Loveman (Guardian) -
Petitioners
* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-473-A
*
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance filed by the Contract Purchaser of the subject property, Maple Woods Limited Partnership, by and through Ronald Schaffel, Partner, and their attorney, Newton A. Williams, Esquire. The Petitioners request relief from Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.d of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a distance of 51.33 feet to the centerline of a travelway in lieu of the required 53 feet and to amend the Final Development Plan for Maple Woods in accordance with Petitioner's Exhibits 1 and 5.

Appearing on behalf of the Petition were Ronald Schaffel, James J. Dean, Dwight Little, and David E. Altfield. There were no Protestants.

Testimony indicated that the subject property, known as Maple Woods, consists of 14.0432 acres, more or less, split zoned D.R. 16 and D.R. 5.5 and is proposed for development with townhomes. Testimony and evidence proffered by Newton Williams, Esquire, attorney for the Petitioners, indicated that the Petitioners are desirous of offsetting, or staggering, the proposed townhomes for aesthetic reasons. This staggering effect is demonstrated on Petitioner's Exhibit 4, a schematic drawing of the proposed dwelling units. Testimony indicated that this staggering will

MICROFILMED

result in some of the townhomes infringing upon front yard setback requirements established pursuant to the B.C.Z.R. and the C.M.D.P. Therefore, the Petitioner filed the instant Petition.

Appearing and testifying on behalf of the Office of Planning was Pat Keller, Deputy Director. Mr. Keller testified that the Office of Planning supports the Petitioner's request and recommends approval of the variance requested. He testified that the offsetting, or staggering, of the proposed townhomes is of a superior design and that the landscaping proposed for this development is also superior and completely satisfies the landscaping requirements of the Office of Planning. Therefore, it will not be necessary for the Petitioner to submit a landscape plan for approval by that Office.

It was noted at the hearing that some of the proposed townhomes will have a front porch extending from the front foundation wall. These front porches shall be permitted to extend into the front yard setback, measuring from the variance setback line of 51.33 feet, as opposed to the 53 feet required pursuant to the C.M.D.P. It is anticipated that no further variances will be needed for these front porches which extend into the required front yard setback.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the

- 2 -

MICROFILMED

district or whether a lesser relaxation than that applied for would give substantial relief; and
3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of July, 1992 that the Petition for Zoning Variance requesting relief from Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.d of the Comprehensive

- 3 -

MICROFILMED

Manual of Development Policies (C.M.D.P.) to permit a distance of 51.33 feet to the centerline of a travelway in lieu of the required 53 feet and to amend the Final Development Plan for Maple Woods, in accordance with Petitioner's Exhibits 1 and 5, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 7/13/92
By [Signature]

- 4 -

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21201

(410) 887-4386

July 13, 1992

Newton A. Williams, Esquire
700 Court Towers
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
W/S Harlem Lane, 100' N of the c/l of Northdale Road
(Maple Woods)
1st Election District - 1st Councilmanic District
Joseph H. Loveman and Aurelia Leffler Loveman (Guardian) - Petitioners
Case No. 92-473-A

Dear Mr. Williams:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Mr. Charlotte Radcliffe at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

THK:bjs

cc: People's Counsel

File

MICROFILMED

Petition for Variance

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section See Attachment 'A'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To be discussed at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Maple Woods Limited Partnership

(Type or Print Name) Ronald Schaffel, Partner
Signature

22 W. Allegheny Avenue

Towson, Maryland 21204

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Joseph H. Loveman, Aurelia Leffler Loveman

(Type or Print Name) Aurelia Leffler Loveman
Signature

(Type or Print Name)

Signature

Address

City and State

327 Harlem Lane 747-6442

Baltimore, Maryland 21228

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

W. Duvall & Associates, Inc. Mark A. Kromm

530 East Joppa Road, Towson, MD 21204

Address Phone No. 583-9571

City and State

ESTIMATED LENGTH OF HEARING - 1/2HR. - 1/2HR.

AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS

OTHER

REVIEWED BY: THK DATE: 6/26/92

ORDER RECEIVED FOR FILING
Date 7/13/92
By [Signature]

MICROFILMED

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

92-473-A

Attachment 'A'

Variance from Section 504 (BCZR) & V.B.6.d. (CMOP) to permit a 51.33 foot distance to centerline of travelway in lieu of the required 53' and to amend the Final Development Plan.

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

June 1, 1992

Description for Zoning Variance

Maple Woods
1st Election District, Baltimore County, Maryland

BEGINNING for the same at a point on the west side of Harlem Lane said point being northerly 100 feet more or less from the centerline intersection of Harlem Lane, 60 foot Right-of-Way and Northdale Road 50 foot Right-of-Way, thence the following thirty six courses and distances viz:

1. South 85 degrees 08 minutes 52 seconds West 130.09 feet; thence
2. South 02 degrees 09 minutes 37 seconds West 75.25 feet; thence
3. South 85 degrees 08 minutes 55 seconds West 118.13 feet; thence
4. South 04 degrees 43 minutes 19 seconds East 98.55 feet; thence
5. South 84 degrees 42 minutes 09 seconds West 161.17 feet; thence
6. South 05 degrees 41 minutes 51 seconds East 250.72 feet; thence
7. South 68 degrees 08 minutes 29 seconds West 16.70 feet; thence
8. North 05 degrees 41 minutes 51 seconds West 255.64 feet; thence
9. South 85 degrees 21 minutes 12 seconds West 174.24 feet; thence
10. South 04 degrees 03 minutes 34 seconds East 102.40 feet; thence
11. South 68 degrees 08 minutes 29 seconds West 261.95 feet; thence
12. North 04 degrees 20 minutes 41 seconds West 53.60 feet; thence
13. North 04 degrees 43 minutes 41 seconds West 398.27 feet; thence
14. North 04 degrees 29 minutes 40 seconds West 221.95 feet; thence
15. North 85 degrees 30 minutes 20 seconds East 18.00 feet; thence
16. North 04 degrees 29 minutes 40 seconds West 50.00 feet; thence
17. North 43 degrees 51 minutes 12 seconds East 133.84 feet; thence
18. North 04 degrees 29 minutes 40 seconds West 170.00 feet; thence
19. North 75 degrees 43 minutes 19 seconds East 551.99 feet; thence
20. South 02 degrees 13 minutes 21 seconds West 113.70 feet; thence
21. North 79 degrees 43 minutes 19 seconds East 5.00 feet; thence
22. By a curve to the left having a radius of 128.00 feet and an arc length of 45.80 feet; thence
23. North 59 degrees 13 minutes 19 seconds East 107.76 feet; thence
24. By a curve to the right having a radius of 206.49 feet and an arc length of 118.19 feet; thence
25. South 87 degrees 59 minutes 01 seconds East 9.96 feet; thence
26. North 47 degrees 00 minutes 59 seconds East 14.14 feet; thence
27. South 02 degrees 00 minutes 59 seconds West 75.00 feet; thence
28. North 42 degrees 59 minutes 01 seconds West 14.14 feet; thence
29. North 87 degrees 59 minutes 01 seconds West 8.96 feet; thence
30. By a curve to the left having a radius of 220.51 feet and an arc length of 126.21 feet; thence
31. South 59 degrees 13 minutes 19 seconds West 70.38 feet; thence
32. By a curve to the right having a radius of 172.00 feet and an arc length of 81.54 feet; thence
33. South 75 degrees 43 minutes 19 seconds West 14.75 feet; thence
34. South 02 degrees 13 minutes 21 seconds West 273.47 feet; thence
35. South 87 degrees 59 minutes 01 seconds East 270.49 feet; thence
36. South 02 degrees 00 minutes 59 seconds West 221.70 feet to the point of beginning.

CONTAINING 14.0432 acres of land more or less.

530 East Joppa Road/Towson, Maryland 21204/(410) 583-9571

ORDER RECEIVED FOR FILING
Date 7/13/92



MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 11, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 11, 1992

THE JEFFERSONIAN,

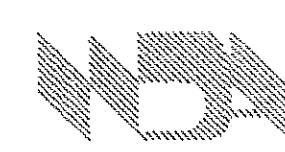
S. Zake Orlan

Publisher

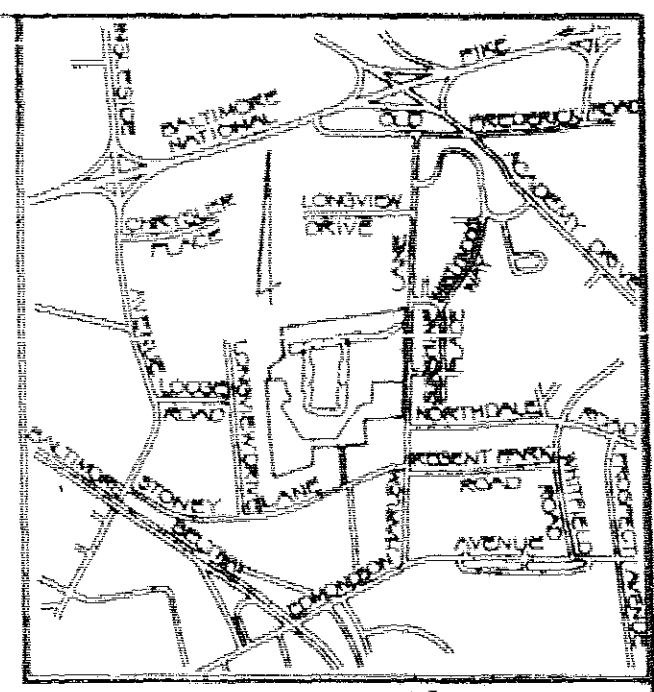
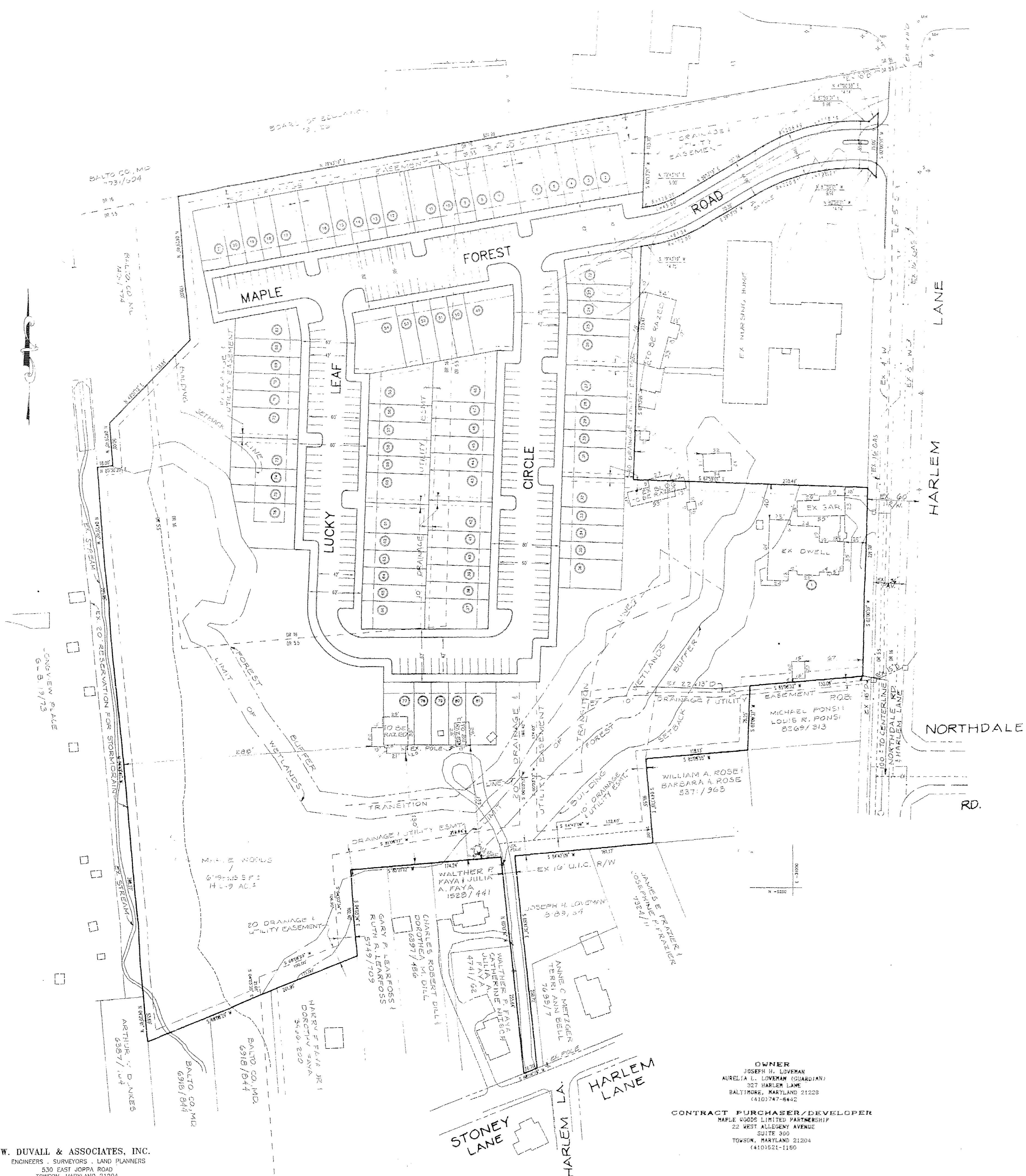
MICROFILMED

1" = 500'

1" = 500'



W. DUVALL & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - LAND PLANNERS
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
(301) 583-3071



VICINITY MAP
SCALE 1" = 1000'

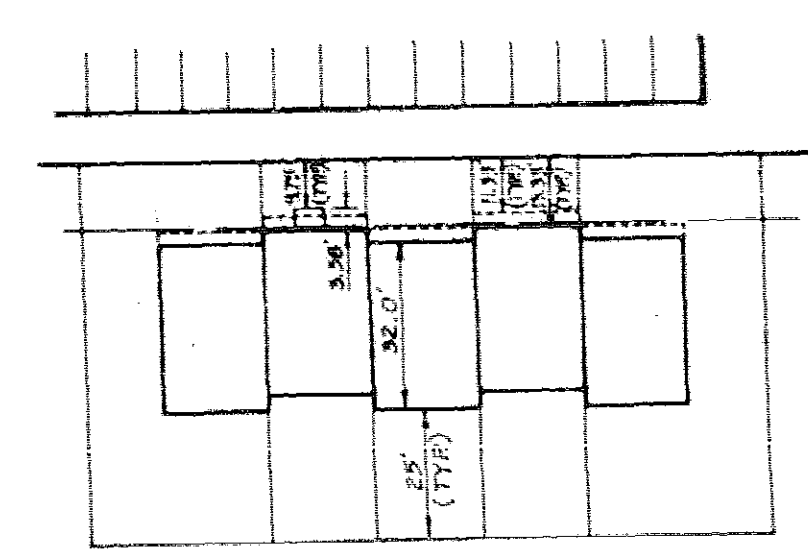
Case #5343-X (1981)
Petitioner: Caton Ridge Inc.
Petition for special exception to allow a nursing home in an R-6 zone
7.4 acres included in special exception.
(5.4 acres are located on subject property)
Action: Approved 9/7/81

Case #80-103-SPH
Petitioner: Aurelia L. Loveman
Petition for special hearing to reduce acreage of special exception from
7.4 acres to 1.052 acre parcel around nursing home.
Hearing Held September 28, 1989
Action: Granted in part 1/4/90

Case #80-103-SPH
Petitioner: Aurelia L. Loveman
County Board of Appeals Hearing
Action: Granted in part 12/18/90

SUMMARY OF CASE NO. 92-155A

LOT	B/W	W/W	W/L	W/TB	W/RW
2			12.5'	30'	
6	25'	25'	12.5'		
7	25'	25'	12.5'		
11	25'	25'	12.5'		
12	25'	25'	12.5'		
16	25'	25'	12.5'		
17	25'	25'	12.5'		
21			12.5'	30'	
22					10'
26	26'	26'	13'		
27	26'	26'	13'		
31	26'	26'	13'		
32	26'	26'	13'		
36			13'		
37					13.5'
42	26'	26'	13'		
43	26'	26'	13'		
65	26'	26'	13'		
66	26'	26'	13'		
67					11'
72	26'	26'	13'		
73	26'	26'	13'		
76			13'		
77			13'		
81			13'		

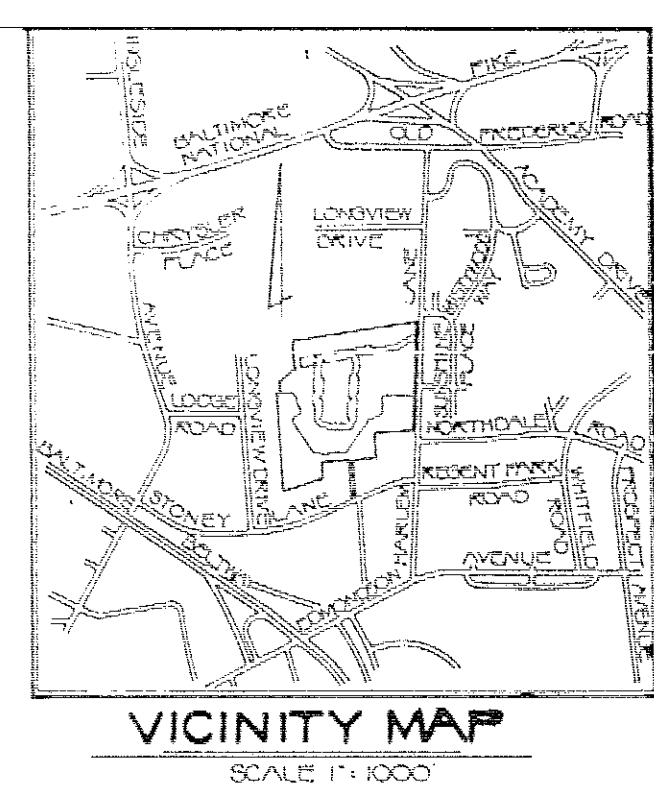


TYPICAL LOT CONFIGURATION
SCALE 1" = 30'

OWNER
JOSEPH H. LOVEMAN
AURELIA L. LOVEMAN (GUARDIAN)
327 HARLEM LANE
BALTIMORE, MARYLAND 21228
(410) 747-8442

CONTRACT PURCHASER/DEVELOPER
MAPLE WOODS LIMITED PARTNERSHIP
22 WEST ALLEGANY AVENUE
SUITE 300
TOWSON, MARYLAND 21204
(410) 521-1150

Plat Ex #5
MICROFILMED
92-473-A #505
PLAT TO ACCOMPANY ZONING VARIANCE
"MAPLE WOODS"
1-ST ELECTION DISTRICT BALTO. CO. MD.
SCALE 1" = 50' MAY 31, 1992



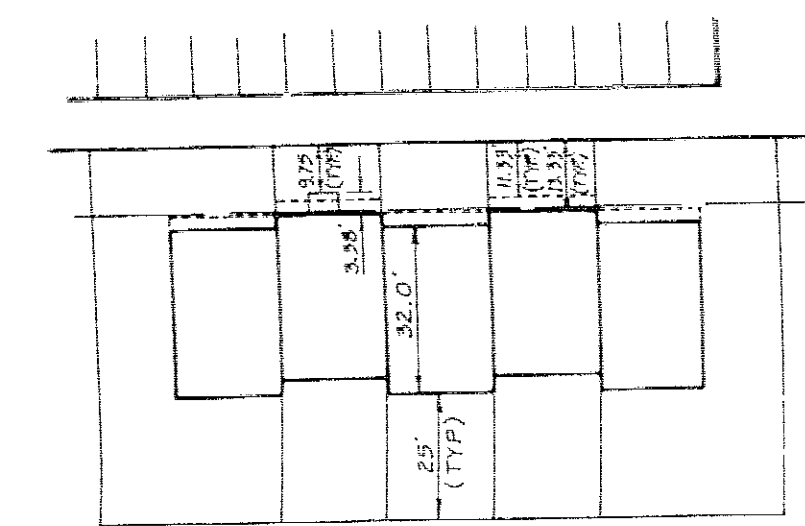
Case #15033-1-1001
 Petitioner: Arthur Ridge, Inc.
 Petition for Special Exception to Zoning Ordinance to allow a change from an R-1 zone to a C-1 zone for a commercial use.
 The subject property is located at the intersection of Stoney Lane and Harlem Lane.
 Petition Approved 8/1/90

Case #15033-2-1001
 Petitioner: Arthur Ridge, Inc.
 Petition for Special Exception to Zoning Ordinance to allow a change from an R-1 zone to a C-1 zone for a commercial use.
 The subject property is located at the intersection of Stoney Lane and Harlem Lane.
 Petition Approved 8/1/90

Case #15033-3-1001
 Petitioner: Arthur Ridge, Inc.
 Petition for Special Exception to Zoning Ordinance to allow a change from an R-1 zone to a C-1 zone for a commercial use.
 The subject property is located at the intersection of Stoney Lane and Harlem Lane.
 Petition Approved 8/1/90

SUMMARY OF CASE NO. 92-155A

LOT	B/B	R/R	W/L	N/R	N/RB
2			12.5	30	
6	25	25	12.5		
7	25	25	12.5		
11	25	25	12.5		
12	25	25	12.5		
16	25	25	12.5		
17	25	25	12.5		
21			12.5	30	
22					10'
25	26	26	13		
27	26	26	13		
31	26	26	13		
32	26	26	13		
36			13		
37					13.5
42	26	26	13		
43	26	26	13		
60	26	26	13		
61	26	26	13		
65					13
67					13
72	26	26	13		
73	26	26	13		
76			13		
77			13		
81			13		



TYPICAL LOT CONFIGURATION
 SCALE 1"=30'

W. DUVALL & ASSOCIATES, INC.
 ENGINEERS - SURVEYORS - LAND PLANNERS
 530 EAST JORDA ROAD
 TOWSON, MARYLAND 21204
 (301) 583-9571

OWNER
 JOSEPH H. LOVERMAN
 AURELIA D. LOVERMAN (HUSBAND)
 527 HARLEM LANE
 BALTIMORE, MARYLAND 21220
 (410) 747-6642

CONTRACT PURCHASER/DEVELOPER
 MAPLE WOODS LIMITED PARTNERSHIP
 22 WEST ALLEGANY AVENUE
 SUITE 300
 TOWSON, MARYLAND 21204
 (410) 521-1160

MICROFILMED

"MAPLE WOODS"



BALTIMORE COUNTY
PLANNING AND ZONING
TOPOGRAPHIC MAP

SCALE
1" = 200'

LOCATION
CATONSVILLE

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

CATONSVILLE

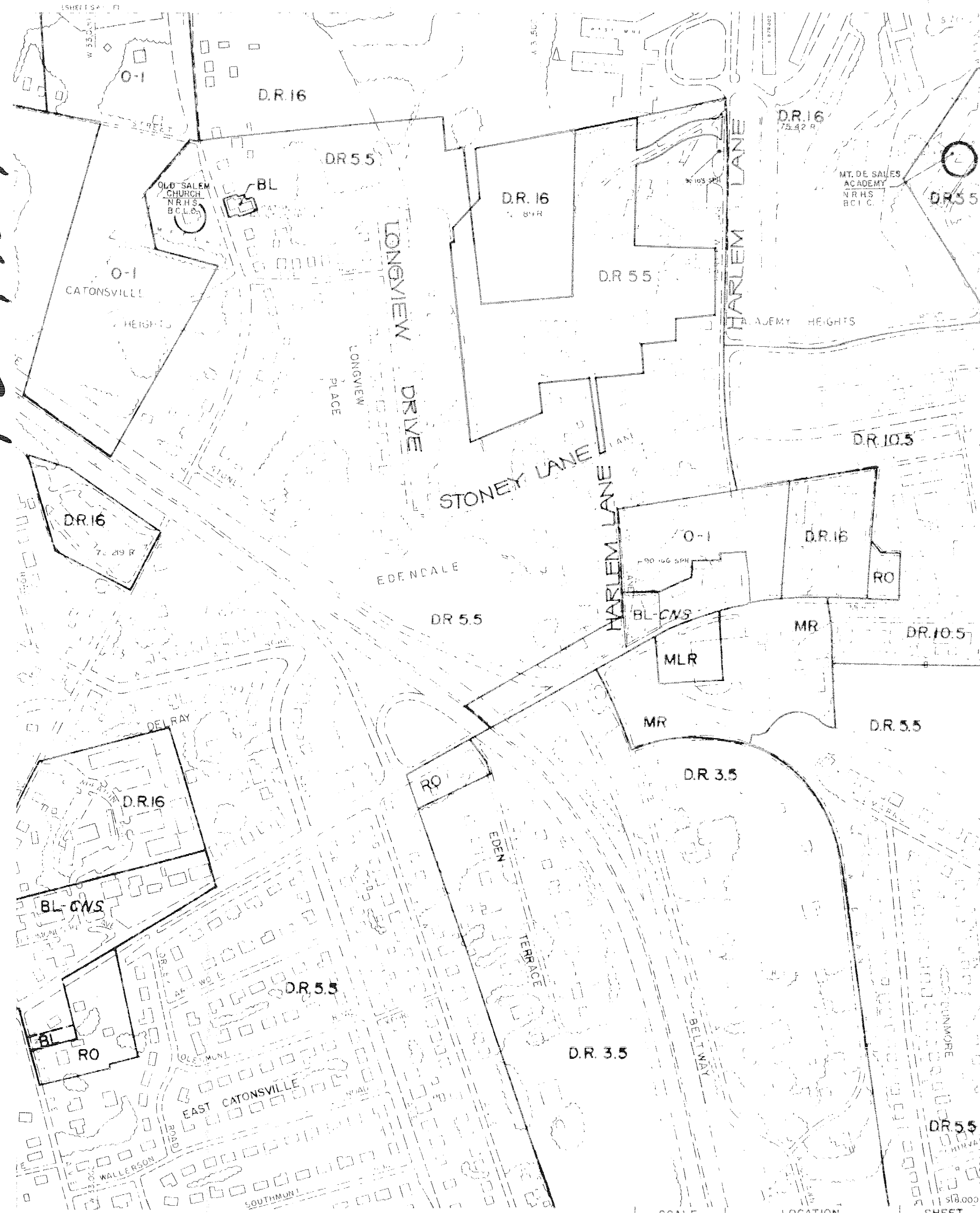
#505

Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Dale T. Hill
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

92-473-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE
1" = 200'

LOCATION
CATONSVILLE

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

CATONSVILLE

#505

S.W.
2-F

92-473

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

Account: R-001-6190
Number

6/02/92

H9200505

PUBLIC HEARING FEES CITY PRICE

020 - ZONING VARIANCE (OTHER) 3

070 - SUM OF ABOVE FEES (MAXIMUM) \$650.00

TOTAL: \$650.00

LAST NAME OF OWNER: LOVEMAN

Please Make Checks Payable To: Baltimore County
BA C012104PH06-02-92

Cashier Validation

receipt

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6190
Number

92-473

H9200014

0404001131CHRC \$60.40
BA C010146MD7-24-92
Please Make Checks Payable To: Baltimore County

Microfilmed

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 6-18-92

Maple Woods Limited Partnership
22 W. Allegheny Avenue
Towson, Maryland 21204

RE:
CASE #92-473-A (Item 505)
N/S Harlan Lane, 100' S of c/l Northdale Road
"Maple Woods"
1st Election District - 1st Councilmember
Legal Owner(s): Joseph H. Loveman, et al
Contract Purchaser(s): Maple Woods Limited Partnership
HEARING: WEDNESDAY, JULY 8, 1992 at 3:00 p.m. in Rm. 106, Office Building.

Dear Petitioner(s):

Please be advised that \$ 60.40 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

ARNOLD JABLON
DIRECTOR

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JUNE 11, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE #92-473-A (Item 505)
N/S Harlan Lane, 100' S of c/l Northdale Road
"Maple Woods"
1st Election District - 1st Councilmember
Legal Owner(s): Joseph H. Loveman, et al
Contract Purchaser(s): Maple Woods Limited Partnership
HEARING: WEDNESDAY, JULY 8, 1992 at 3:00 p.m. in Rm. 106, Office Building.

Variance to permit a 51.33 ft. distance to centerline of travelway in lieu of the required 53 ft. and to amend the Final Development Plan.

Lawrence E. Schmidt
Zoning Commissioner of Baltimore County

cc: Joseph/Aurelia Loveman
W. Dorell & Associates
Maple Woods Limited Partnership

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

June 24, 1992

(410) 887-3353

Mr. Joseph H. Loveman
317 Harlan Lane
Baltimore, MD 21228

RE: Item No. 505, Case No. 92-473-A
Petitioner: Joseph H. Loveman
Petition for Variance

Dear Mr. Loveman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Printed on Recycled Paper

Zoning Plans Advisory Committee Comments
Date: June 24, 1992
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Coordinator

WCR:jw

Enclosures

cc: Mr. Ronald Schaffel
Maple Woods Limited Partnership
22 W. Allegheny Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this
2nd day of June, 1992

ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards, Jr.
Chairman
Zoning Plans Advisory Committee

Petitioner: Joseph H. Loveman, et ux
Petitioner's Attorney:

Printed on Recycled Paper

6/15/92 6477-92
TE

Development Review Committee Response Form
Authorized signature: [Signature] Date: 6/22/92

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 70476
Waiver Number: ZON DED
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92

COUNT 1

✓ Washington Homes, Inc	504	6-15-92	NC
DED DEPRM RP STP TE			
✓ Aurelia Loveman For Joseph H. Loveman			NC
DED DEPRM RP STP TE			
Timothy W. And Carol Anne M. Frost			
DED DEPRM RP STP TE	506		Comment
James B. And Brenda G. Thomas			
DED DEPRM RP STP TE	507		Comment
James E. Bishop, Sr.			
DED DEPRM RP STP TE	508		NC
Victor E. And Sandra J. Fiorenza			
DED DEPRM RP STP TE	509		Comment
Lena Guise			
DED DEPRM RP STP TE	510		NC

COUNT 7
FINAL TOTALS
COUNT 8
*** END OF REPORT ***

Microfilmed

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief Development Review Section Office of Planning and Zoning

DATE: June 17, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 15, 1992

The Office of Planning and Zoning has no comments on the following petitions:

Robert A. Yeatman	- Item 504
Joseph & Aurelia Loveman	- Item 505
Timothy & Carol Ann Frost	- Item 506
James & Brenda Thomas	- Item 507
Victor & Sandra Fiorenza	- Item 509

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

6.15.92.txt
Petitna.txt

RECEIVED
JUN 22 1992
ZONING OFFICE
Microfilmed

92-473-A 7-8-92
Baltimore County Government
Fire Department
700 East Joppa Road Suite 901
Towson, MD 21204-5500
(410) 887-4500
JUNE 12, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: AURELIA LEFFLER LOVEMAN, GUARDIAN FOR
JOSEPH H. LOVEMAN

Location: 65 HARLEM LANE

Item No.: +505 (MJK) Zoning Agenda: JUNE 15, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl J. Rife* Noted and Approved
Planning/Group Special Inspection Division Fire Prevention Bureau

JP/KEK

RECEIVED
JUN 10 1992
ZONING COMMISSIONER

RECEIVED
JUN 15 1992
ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: *Robert P. Kim* Date: 6/23/92

Project Name: Washington Homes, Inc.
File Number: 504
Zoning Issue: 6-15-92
Meeting Date: 6-15-92

DED DEPRM RP STP TE
Aurelia Loveman For Joseph H. Loveman
Timothy W. And Carol Anne M. Frost
James B. And Brenda G. Thomas
James E. Bishop, Sr.
Victor E. And Sandra J. Fiorenza
Lena Guise
Howard W. Dawson, Sr.

504
505
506
507
508
509
510
503

N/C
N/C
N/C
N/C
N/C
N/C
N/C
N/C

COUNT 1
FINAL TOTALS
COUNT 9

MICROFILMED

92-473-A 7-8-92
Baltimore County Government
Fire Department
700 East Joppa Road Suite 901
Towson, MD 21204-5500
(410) 887-4500
JUNE 12, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: AURELIA LEFFLER LOVEMAN, GUARDIAN FOR
JOSEPH H. LOVEMAN

Location: 65 HARLEM LANE

Item No.: +505 (MJK) Zoning Agenda: JUNE 15, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl J. Rife* Noted and Approved
Planning/Group Special Inspection Division Fire Prevention Bureau

JP/KEK

RECEIVED
JUN 10 1992
ZONING COMMISSIONER

RECEIVED
JUN 15 1992
ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: *Robert P. Kim* Date: 6/23/92

Project Name: Washington Homes, Inc.
File Number: 504
Zoning Issue: 6-15-92
Meeting Date: 6-15-92

DED DEPRM RP STP TE
Aurelia Loveman For Joseph H. Loveman
Timothy W. And Carol Anne M. Frost
James B. And Brenda G. Thomas
James E. Bishop, Sr.
Victor E. And Sandra J. Fiorenza
Lena Guise
Howard W. Dawson, Sr.

504
505
506
507
508
509
510
503

N/C
N/C
N/C
N/C
N/C
N/C
N/C
N/C

COUNT 1
FINAL TOTALS
COUNT 9

MICROFILMED

92-473-A 7-8-92
Baltimore County Government
Fire Department
700 East Joppa Road Suite 901
Towson, MD 21204-5500
(410) 887-4500
JUNE 12, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: AURELIA LEFFLER LOVEMAN, GUARDIAN FOR
JOSEPH H. LOVEMAN

Location: 65 HARLEM LANE

Item No.: +505 (MJK) Zoning Agenda: JUNE 15, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl J. Rife* Noted and Approved
Planning/Group Special Inspection Division Fire Prevention Bureau

JP/KEK

RECEIVED
JUN 10 1992
ZONING COMMISSIONER

RECEIVED
JUN 15 1992
ZONING OFFICE

Department of Environmental Protection and Resource Management
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilon
Development Coordinator, DEPRM

SUBJECT: Zoning Item
#Maple Woods
Zoning Advisory Committee Meeting of June 15, 1992

The Department of Environmental Protection and Resource Management offers
the following comments on the above referenced zoning item.

Development of the property must comply with the Regulations for the
Protection of Water Quality, Streams, Wetlands
and Floodplains.

JLP:sp

JABLON/S/TXTSBP

RECEIVED
JUN 30 1992
ZONING OFFICE

92-473-A 7-8-92
Baltimore County Government
Fire Department
700 East Joppa Road Suite 901
Towson, MD 21204-5500
(410) 887-4500
JUNE 12, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: AURELIA LEFFLER LOVEMAN, GUARDIAN FOR
JOSEPH H. LOVEMAN

Location: 65 HARLEM LANE

Item No.: +505 (MJK) Zoning Agenda: JUNE 15, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl J. Rife* Noted and Approved
Planning/Group Special Inspection Division Fire Prevention Bureau

JP/KEK

RECEIVED
JUN 10 1992
ZONING COMMISSIONER

RECEIVED
JUN 15 1992
ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: *Robert P. Kim* Date: 6/23/92

Project Name: Washington Homes, Inc.
File Number: 504
Zoning Issue: 6-15-92
Meeting Date: 6-15-92

DED DEPRM RP STP TE
Aurelia Loveman For Joseph H. Loveman
Timothy W. And Carol Anne M. Frost
James B. And Brenda G. Thomas
James E. Bishop, Sr.
Victor E. And Sandra J. Fiorenza
Lena Guise
Howard W. Dawson, Sr.

504
505
506
507
508
509
510
503

N/C
N/C
N/C
N/C
N/C
N/C
N/C
N/C

COUNT 1
FINAL TOTALS
COUNT 9

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS

Newton A. Williams 823-7800
James S. Dean 200 Court Towers, 21204
Dwight Little 1501 S. ELMWOOD ST. BALD 11221
Ron Schaffel 430 E. Joppa Rd. Balto. 21206
David E. Alfeld Southern Land 22 W. Allegany Ave. 21204

IN THE MATTER OF
JOSEPH H. LOVEMAN

A Person Alleged to be
Under a Disability

IN THE CIRCUIT COURT FOR
BALTIMORE COUNTY

Case No. 89 T 45
Docket 7 Page 140

JUDGMENT

The above entitled cause having come for hearing on the Petition for Appointment of a Guardian
for the Person and Property of:

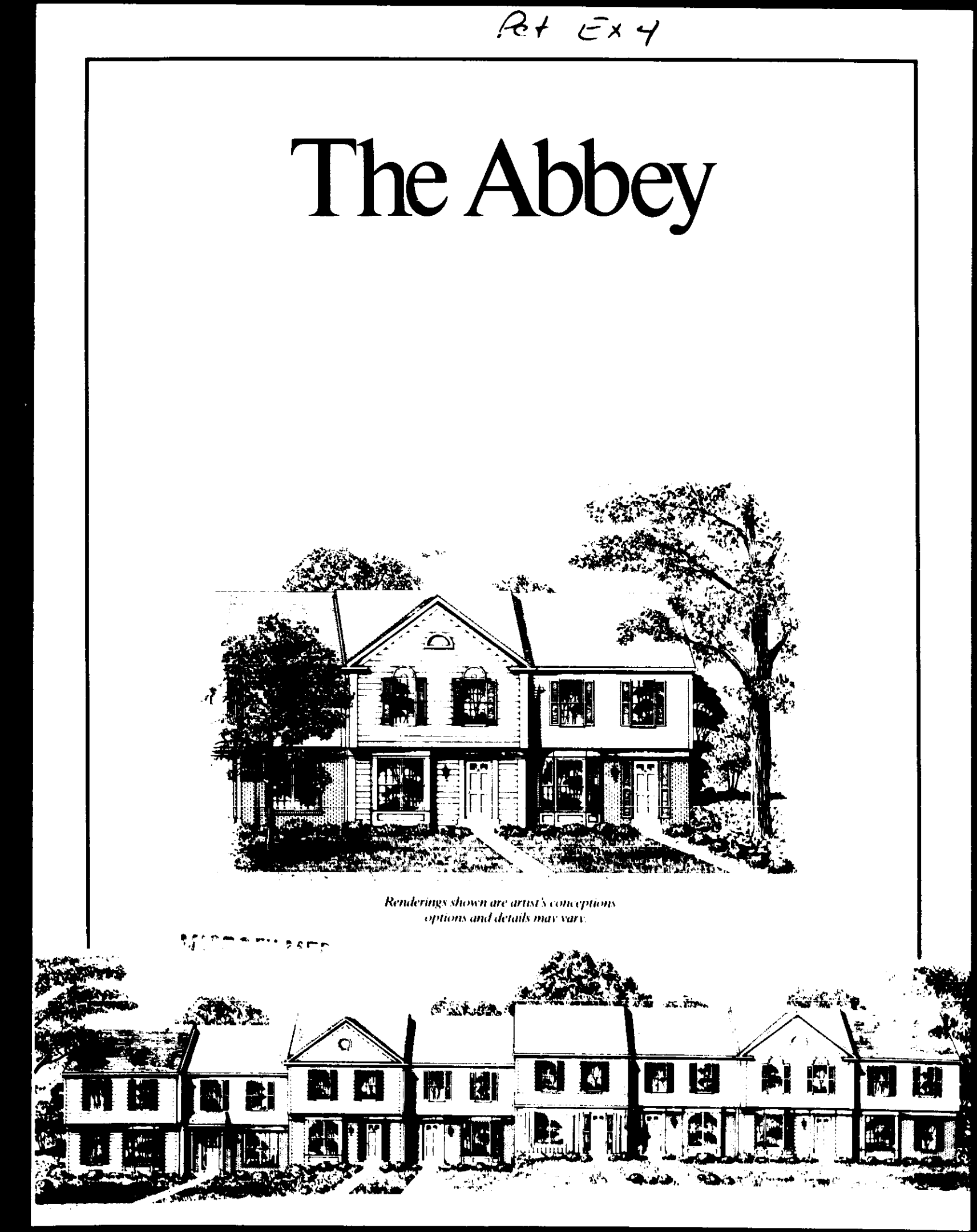
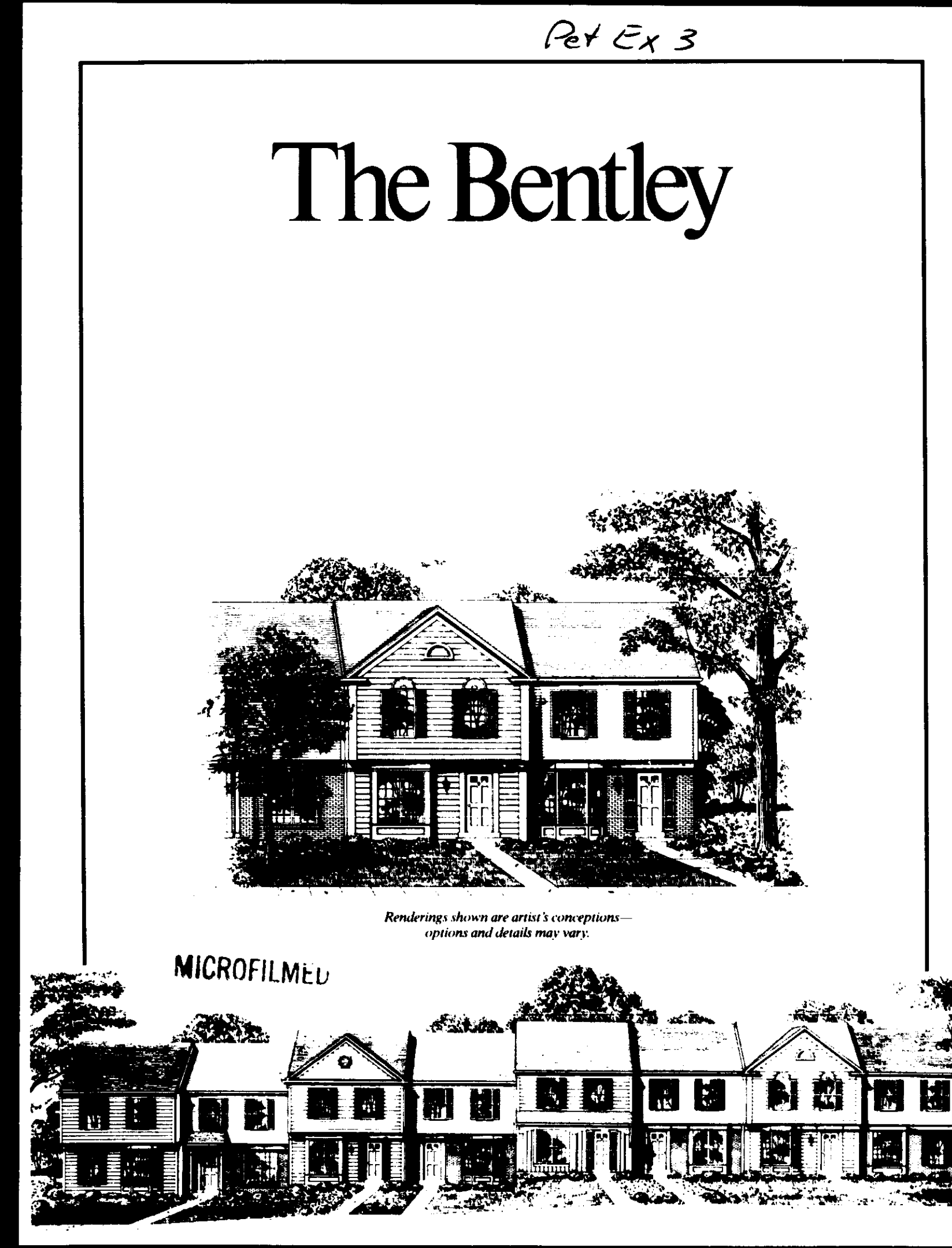
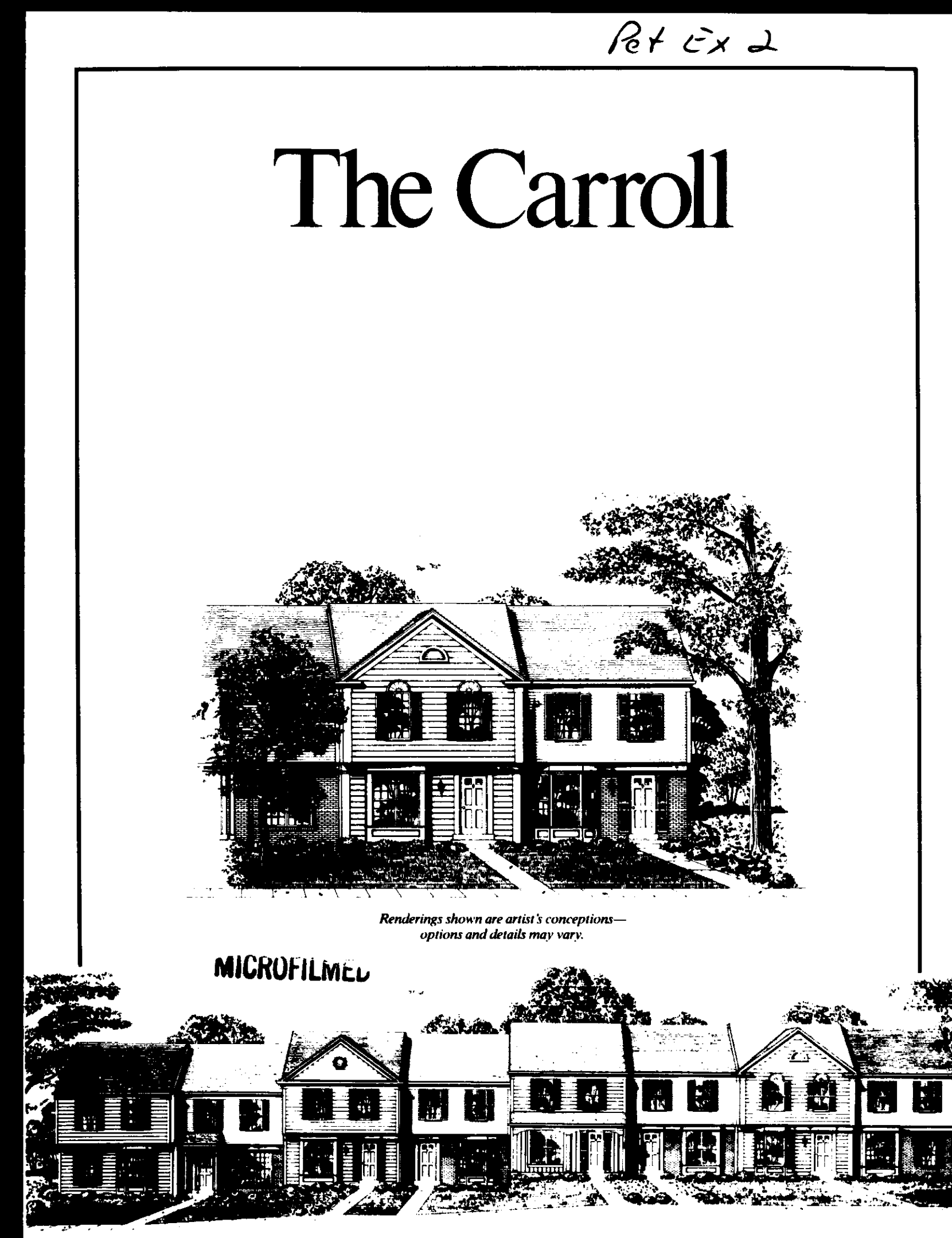
JOSEPH H. LOVEMAN

a person alleged to be under a disability, after taking testimony in open Court and the Court
having found that they are a disabled person within the purview of the Annotated Code of Maryland,
the nature of disability being:

Cons.

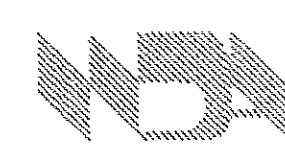
IT IS THEREFORE ADJUDGED, ORDERED AND DECREED this 27th day
of April, 1989, by the Circuit Court for Baltimore County, that
AURELIA LEFFLER LOVEMAN is hereby appointed
Guardian of the Person and Property of JOSEPH H. LOVEMAN
a Disabled Person, with full power and authority to care for and manage and protect the estate of
said disabled person, in accordance with the provisions of the Annotated Code of Maryland and Mary-
land Rule V77, without enlargement or limitation.
() Bond is hereby excused.
() Bond is set in the amount of Surety to be approved by this
Court and penalty of said Bond, being subject to further order of the Court.

FILED APR 27 1989
OCT 11 1989

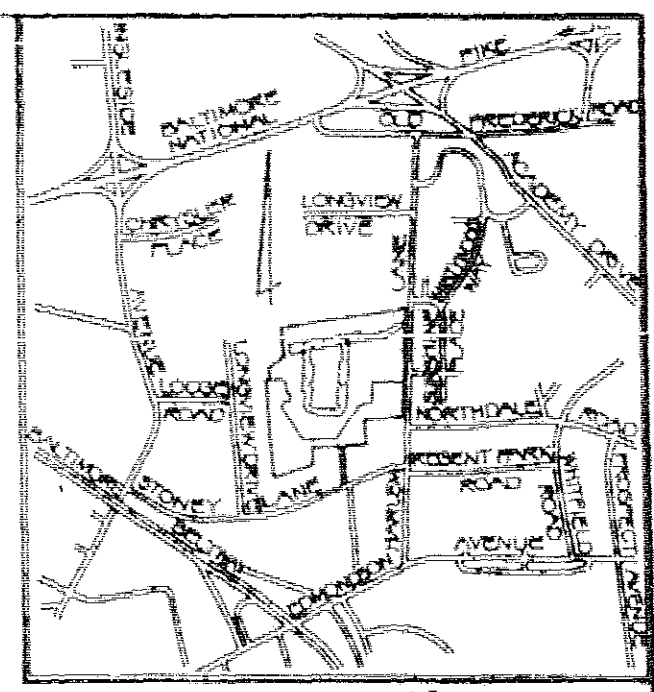
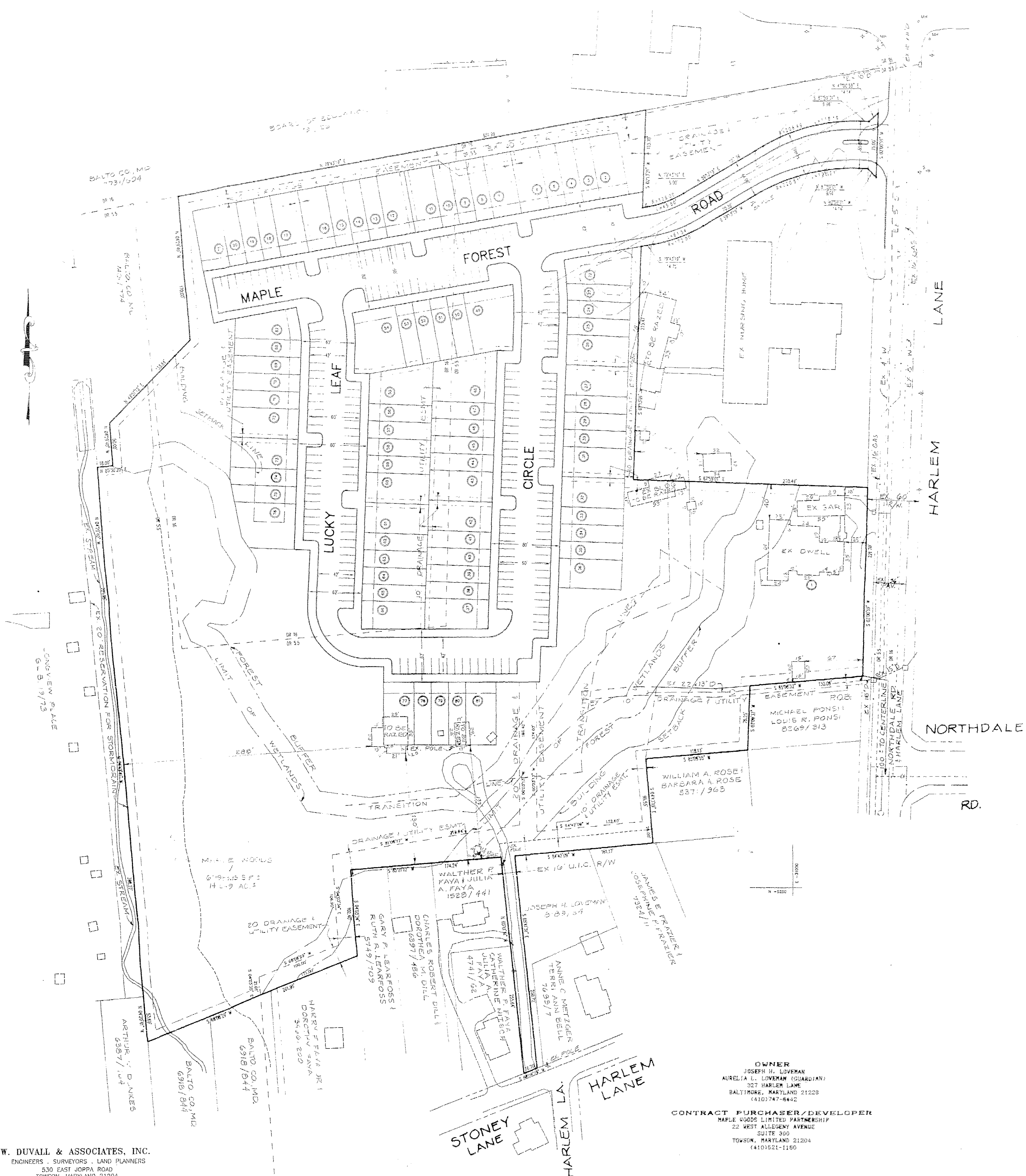


1" = 500'

1" = 500'



W. DUVALL & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - LAND PLANNERS
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
(301) 583-3071



VICINITY MAP
SCALE 1" = 1000'

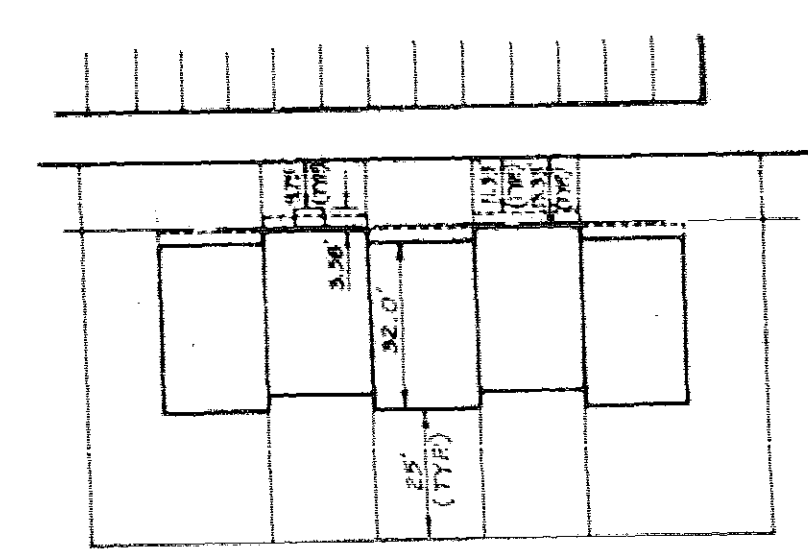
Case #5343-X (1981)
Petitioner: Caton Ridge Inc.
Petition for special exception to allow a nursing home in an R-6 zone
7.4 acres included in special exception.
(5.4 acres are located on subject property)
Action: Approved 9/7/81

Case #80-103-BPM
Petitioner: Aurelia L. Loveman
Petition for special hearing to reduce acreage of special exception from
7.4 acres to 1.052 acre parcel around nursing home.
Hearing Held September 28, 1989
Action: Granted in part 1/4/90

Case #80-103-SPH
Petitioner: Aurelia L. Loveman
County Board of Appeals Hearing
Action: Granted in part 12/18/90

SUMMARY OF CASE NO. 92-155A

LOT	B/W	W/W	W/L	W/TB	W/RW
2			12.5'	30'	
6	25'	25'	12.5'		
7	25'	25'	12.5'		
11	25'	25'	12.5'		
12	25'	25'	12.5'		
16	25'	25'	12.5'		
17	25'	25'	12.5'		
21			12.5'	30'	
22					10'
26	26'	26'	13'		
27	26'	26'	13'		
31	26'	26'	13'		
32	26'	26'	13'		
36			13'		
37					13.5'
42	26'	26'	13'		
43	26'	26'	13'		
65	26'	26'	13'		
66	26'	26'	13'		
67					11'
72	26'	26'	13'		
73	26'	26'	13'		
76			13'		
77			13'		
81			13'		



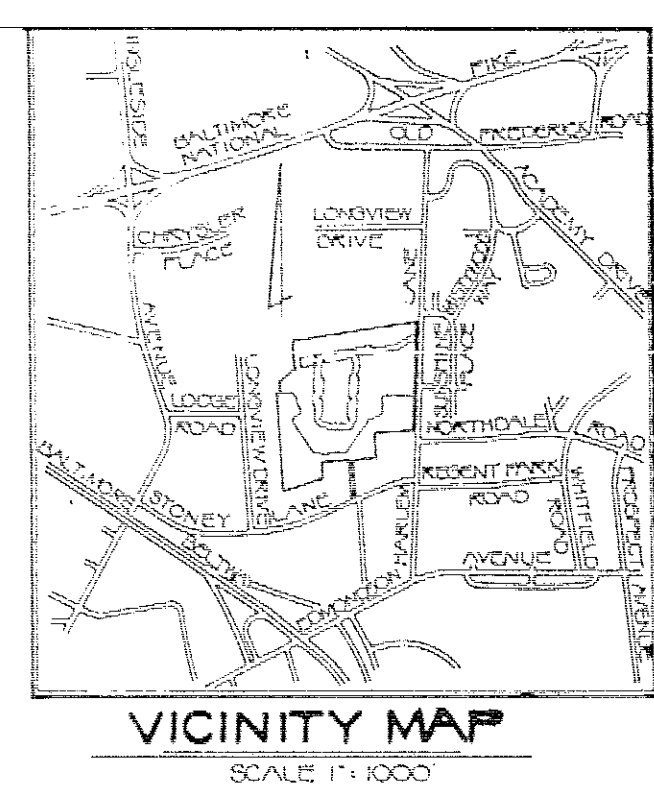
TYPICAL LOT CONFIGURATION
SCALE 1" = 30'

OWNER
JOSEPH H. LOVEMAN
AURELIA L. LOVEMAN (GUARDIAN)
327 HARLEM LANE
BALTIMORE, MARYLAND 21228
(410) 747-8442

CONTRACT PURCHASER/DEVELOPER
MAPLE WOODS LIMITED PARTNERSHIP
22 WEST ALLEGANY AVENUE
SUITE 300
TOWSON, MARYLAND 21204
(410) 521-1150

92-473-A #505

PLAT TO ACCOMPANY ZONING VARIANCE
"MAPLE WOODS"
1-ST ELECTION DISTRICT BALTO. CO. MD.
SCALE 1" = 50' MAY 31, 1992



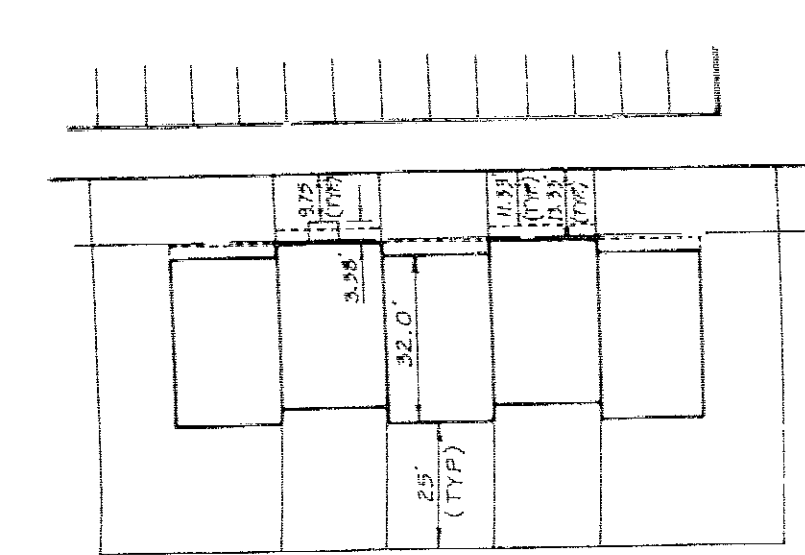
Case #15033-1-1001
 Petitioner: Arthur Ridge, Inc.
 Petition for Special Exception to Zoning Ordinance to allow a change from an R-1 zone to a C-1 zone for the purpose of operating a commercial building on the subject property.
 Petition Approved 8/1/01

Case #15033-2-1001
 Petitioner: Arthur Ridge, Inc.
 Petition for Special Exception to Zoning Ordinance to allow a change from an R-1 zone to a C-1 zone for the purpose of operating a commercial building on the subject property.
 Petition Approved 8/1/01

Case #15033-3-1001
 Petitioner: Arthur Ridge, Inc.
 Petition for Special Exception to Zoning Ordinance to allow a change from an R-1 zone to a C-1 zone for the purpose of operating a commercial building on the subject property.
 Petition Approved 8/1/01

SUMMARY OF CASE NO. 92-155A

LOT	B/B	R/R	W/L	N/R	N/R
2			12.5	30	
6	25	25	12.5		
7	25	25	12.5		
11	25	25	12.5		
12	25	25	12.5		
16	25	25	12.5		
17	25	25	12.5		
21			12.5	30	
22					10'
25	26	26	13		
27	26	26	13		
31	26	26	13		
32	26	26	13		
36			13		
37					13.5
42	26	26	13		
43	26	26	13		
60	26	26	13		
61	26	26	13		
65					13
67					13
72	26	26	13		
73	26	26	13		
76			13		
77			13		
81			13		



TYPICAL LOT CONFIGURATION
 SCALE 1"=30'

W. DUVALL & ASSOCIATES, INC.
 ENGINEERS - SURVEYORS - LAND PLANNERS
 530 EAST JORDA ROAD
 TOWSON, MARYLAND 21204
 (301) 583-9571

OWNER
 JOSEPH H. LOVERMAN
 AURELIA D. LOVERMAN (HUSBAND)
 527 HARLEM LANE
 BALTIMORE, MARYLAND 21220
 (410) 747-6642

CONTRACT PURCHASER/DEVELOPER
 MAPLE WOODS LIMITED PARTNERSHIP
 22 WEST ALLEGANY AVENUE
 SUITE 300
 TOWSON, MARYLAND 21204
 (410) 521-1160

MICROFILMED

"MAPLE WOODS"



BALTIMORE COUNTY
PLANNING AND ZONING
TOPOGRAPHIC MAP

SCALE
1" = 200'

LOCATION
CATONSVILLE

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

CATONSVILLE

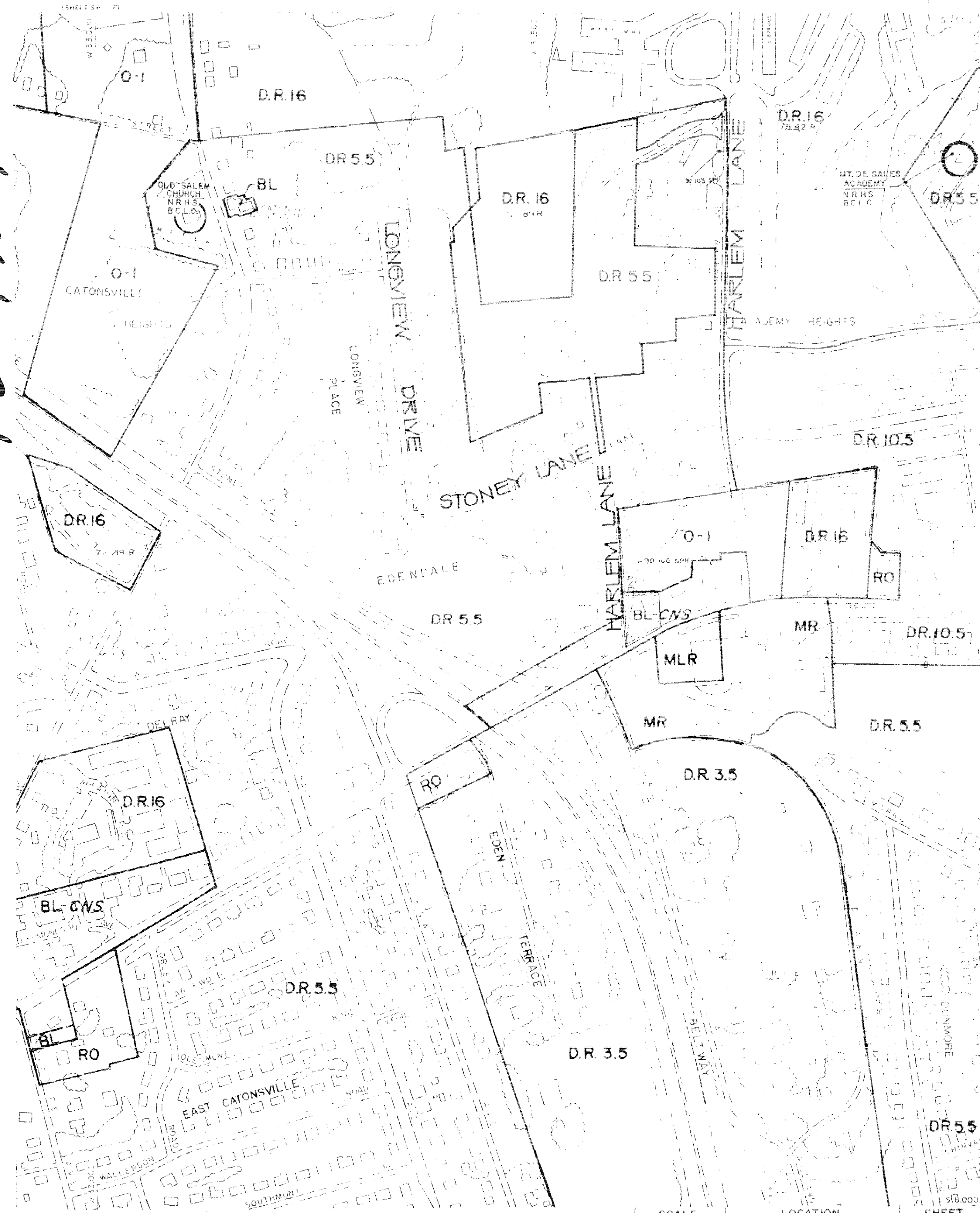
#505

Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Dale T. Hill
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

92-473-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE
1" = 200'

LOCATION
CATONSVILLE

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

CATONSVILLE

#505

S.W.
2-F

IN RE: PETITION FOR ZONING VARIANCE
W/S Harlem Lane, 100' N of
the c/l of Northdale Road
(Maple Woods)
1st Election District
1st Councilmanic District
Joseph H. Loveman and Aurelia
Leffler Loveman (Guardian) -
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-473-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a
Petition for Zoning Variance filed by the Contract Purchaser of the sub-
ject property, Maple Woods Limited Partnership, by and through Ronald
Schaffel, Partner, and their attorney, Newton A. Williams, Esquire. The
Petitioners request relief from Section 504 of the Baltimore County Zoning
Regulations (B.C.Z.R.) and Section V.B.6.d of the Comprehensive Manual of
Development Policies (C.M.D.P.) to permit a distance of 51.33 feet to the
centerline of a travelway in lieu of the required 53 feet and to amend the
Final Development Plan for Maple Woods in accordance with Petitioner's
Exhibits 1 and 5.

Appearing on behalf of the Petition were Ronald Schaffel, James J.
Dean, Dwight Little, and David E. Altfield. There were no Protestants.

Testimony indicated that the subject property, known as Maple
Woods, consists of 14.0432 acres, more or less, split zoned D.R. 16 and
D.R. 5.5 and is proposed for development with townhomes. Testimony and
evidence proffered by Newton Williams, Esquire, attorney for the Petition-
ers, indicated that the Petitioners are desirous of offsetting, or stagger-
ing, the proposed townhomes for aesthetic reasons. This staggering effect
is demonstrated on Petitioner's Exhibit 4, a schematic drawing of the
proposed dwelling units. Testimony indicated that this staggering will

MICROFILMED

result in some of the townhomes infringing upon front yard setback require-
ments established pursuant to the B.C.Z.R. and the C.M.D.P. Therefore,
the Petitioner filed the instant Petition.

Appearing and testifying on behalf of the Office of Planning was
Pat Keller, Deputy Director. Mr. Keller testified that the Office of
Planning supports the Petitioner's request and recommends approval of the
variance requested. He testified that the offsetting, or staggering, of
the proposed townhomes is of a superior design and that the landscaping
proposed for this development is also superior and completely satisfies
the landscaping requirements of the Office of Planning. Therefore, it
will not be necessary for the Petitioner to submit a landscape plan for
approval by that Office.

It was noted at the hearing that some of the proposed townhomes
will have a front porch extending from the front foundation wall. These
front porches shall be permitted to extend into the front yard setback,
measuring from the variance setback line of 51.33 feet, as opposed to the
53 feet required pursuant to the C.M.D.P. It is anticipated that no fur-
ther variances will be needed for these front porches which extend into
the required front yard setback.

An area variance may be granted where strict application of the
zoning regulations would cause practical difficulty to the Petitioner and
his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical
difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would
unreasonably prevent the use of the property for a
permitted purpose or render conformance unnecessarily
burdensome;
- 2) whether the grant would do substantial injustice
to applicant as well as other property owners in the

- 2 -

MICROFILMED

district or whether a lesser relaxation than that
applied for would give substantial relief; and
3) whether relief can be granted in such fashion
that the spirit of the ordinance will be observed and
public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28
(1974).

It is clear from the testimony that if the variance is granted,
such use, as proposed, will not be contrary to the spirit of the B.C.Z.R.
and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented,
it is clear that practical difficulty or unreasonable hardship will result
if the variance is not granted. It has been established that special
circumstances or conditions exist that are peculiar to the land or struc-
ture which is the subject of this variance request and that the require-
ments from which the Petitioner seeks relief will unduly restrict the use
of the land due to the special conditions unique to this particular parcel.
In addition, the variance requested will not cause any injury to the pub-
lic health, safety or general welfare. Further, the granting of the Peti-
tioner's request is in strict harmony with the spirit and intent of the
B.C.Z.R.

Pursuant to the advertisement, posting of the property, and
public hearing on this Petition held, and for the reasons given above, the
variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for
Baltimore County this 13th day of July, 1992 that the Petition for Zon-
ing Variance requesting relief from Section 504 of the Baltimore County
Zoning Regulations (B.C.Z.R.) and Section V.B.6.d of the Comprehensive

- 3 -

MICROFILMED

Manual of Development Policies (C.M.D.P.) to permit a distance of 51.33
feet to the centerline of a travelway in lieu of the required 53 feet and
to amend the Final Development Plan for Maple Woods, in accordance with
Petitioner's Exhibits 1 and 5, be and is hereby GRANTED, subject to the
following restriction:

- 1) The Petitioners may apply for their building
permit and be granted same upon receipt of this Order;
however, Petitioners are hereby made aware that pro-
ceeding at this time is at their own risk until such
time as the 30-day appellate process from this Order
has expired. If, for whatever reason, this Order is
reversed, the Petitioners would be required to return,
and be responsible for returning, said property to its
original condition.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 7/13/92
By [Signature]

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21201

(410) 887-4386

July 13, 1992

Newton A. Williams, Esquire
700 Court Towers
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
W/S Harlem Lane, 100' N of the c/l of Northdale Road
(Maple Woods)
1st Election District - 1st Councilmanic District
Joseph H. Loveman and Aurelia Leffler Loveman (Guardian) - Petitioners
Case No. 92-473-A

Dear Mr. Williams:

Enclosed please find a copy of the decision rendered in the
above-captioned matter. The Petition for Zoning Variance has been granted
in accordance with the attached Order.

In the event any party finds the decision rendered is unfavor-
able, any party may file an appeal to the County Board of Appeals within
thirty (30) days of the date of this Order. For further information on
filing an appeal, please contact Mr. Charlotte Radcliffe at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

THK:bjs

cc: People's Counsel

File

MICROFILMED

 **Petition for Variance**

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is
described in the description and plat attached hereto and made a part hereof, hereby petition for a
Variance from Section See Attachment 'A'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the
following reasons: (Indicate hardship or practical difficulty)

To be discussed at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this
petition, and further agree to and are to be bound by the zoning regulations and restrictions of
Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract Purchaser/Lessee:

Maple Woods Limited Partnership

(Type or Print Name) Ronald Schaffel, Partner

Signature [Signature]

22 W. Allegheny Avenue

Address Towson, Maryland 21204

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

I/We do solemnly declare and affirm,
under the penalties of perjury, that I/we
are the legal owner(s) of the property
which is the subject of this Petition.

Legal Owner(s):

Joseph H. Loveman, Aurelia Leffler Loveman

(Type or Print Name) (Guardian)

Signature [Signature]

(Type or Print Name)

Signature

327 Harlem Lane 747-6442

Address Phone No.

Baltimore, Maryland 21228

City and State

Name, address and phone number of legal owner, con-
tract purchaser or representative to be contacted

W. Duvall & Associates, Inc. Mark A. Kromm

Name

530 East Joppa Road, Towson, MD 21204

Address Phone No. 583-9571

City and State

ESTIMATED LENGTH OF HEARING - 1/2HR. - 1/2HR. - 1/2HR.

AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS

OTHER
REVIEWED BY: THK DATE 6/2/92

ORDER RECEIVED FOR FILING
Date 7/13/92
By [Signature]

MICROFILMED

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

92-473-A

Attachment 'A'

Variance from Section 504 (BCZR) & V.B.6.d. (CMOP) to permit a 51.33 foot
distance to centerline of travelway in lieu of the required 53' and to amend
the Final Development Plan.

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

June 1, 1992

Description for Zoning Variance

Maple Woods
1st Election District, Baltimore County, Maryland

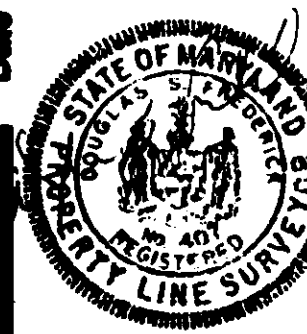
BEGINNING for the same at a point on the west side of Harlem Lane
said point being northerly 100 feet more or less from the centerline
intersection of Harlem Lane, 60 foot Right-of-Way and Northdale Road 50 foot
Right-of-Way, thence the following thirty six courses and distances viz:

1. South 85 degrees 08 minutes 52 seconds West 130.09 feet; thence
2. South 02 degrees 09 minutes 37 seconds West 75.25 feet; thence
3. South 85 degrees 08 minutes 55 seconds West 118.13 feet; thence
4. South 04 degrees 43 minutes 19 seconds East 98.55 feet; thence
5. South 84 degrees 42 minutes 09 seconds West 161.17 feet; thence
6. South 05 degrees 41 minutes 51 seconds East 250.72 feet; thence
7. South 68 degrees 08 minutes 29 seconds West 16.70 feet; thence
8. North 05 degrees 41 minutes 51 seconds West 255.64 feet; thence
9. South 85 degrees 21 minutes 12 seconds West 174.24 feet; thence
10. South 04 degrees 03 minutes 34 seconds East 102.40 feet; thence
11. South 68 degrees 08 minutes 29 seconds West 261.95 feet; thence
12. North 04 degrees 20 minutes 41 seconds West 53.60 feet; thence
13. North 04 degrees 43 minutes 41 seconds West 398.27 feet; thence
14. North 04 degrees 29 minutes 40 seconds West 221.95 feet; thence
15. North 85 degrees 30 minutes 20 seconds East 18.00 feet; thence
16. North 04 degrees 29 minutes 40 seconds West 50.00 feet; thence
17. North 43 degrees 51 minutes 12 seconds East 133.84 feet; thence
18. North 04 degrees 29 minutes 40 seconds West 170.00 feet; thence
19. North 75 degrees 43 minutes 19 seconds East 551.99 feet; thence
20. South 02 degrees 13 minutes 21 seconds West 113.70 feet; thence
21. North 79 degrees 43 minutes 19 seconds East 5.00 feet; thence
22. By a curve to the left having a radius of 128.00 feet and an arc
length of 45.80 feet; thence
23. North 59 degrees 13 minutes 19 seconds East 107.76 feet; thence
24. By a curve to the right having a radius of 206.49 feet and an
arc length of 118.19 feet; thence
25. South 87 degrees 59 minutes 01 seconds East 9.96 feet; thence
26. North 47 degrees 00 minutes 59 seconds East 14.14 feet; thence
27. South 02 degrees 00 minutes 59 seconds West 75.00 feet; thence
28. North 42 degrees 59 minutes 01 seconds West 14.14 feet; thence
29. North 87 degrees 59 minutes 01 seconds West 8.96 feet; thence
30. By a curve to the left having a radius of 220.51 feet and an arc
length of 126.21 feet; thence
31. South 59 degrees 13 minutes 19 seconds West 70.38 feet; thence
32. By a curve to the right having a radius of 172.00 feet and an
arc length of 81.54 feet; thence
33. South 75 degrees 43 minutes 19 seconds West 14.75 feet; thence
34. South 02 degrees 13 minutes 21 seconds West 273.47 feet; thence
35. South 87 degrees 59 minutes 01 seconds East 270.49 feet; thence
36. South 02 degrees 00 minutes 59 seconds West 221.70 feet to the
point of beginning.

CONTAINING 14.0432 acres of land more or less.

530 East Joppa Road/Towson, Maryland 21204/(410) 583-9571

ORDER RECEIVED FOR FILING
Date 7/13/92



MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

92-473-A

District 1st Date of Posting June 22, 1992
Posted for: Variances
Petitioner: Maple Woods Partnership
Location of property: W/S Harlem Lane, 100' N of c/l Northdale
Road, Maple Woods
Location of Sign: W/S Harlem Lane, intersection of subject property
Remarks:
Posted by: S. J. Anuta Date of return: June 24, 1992
Number of Signs: 1

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 11, 1992

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on June 11, 1992

THE JEFFERSONIAN,

S. Zake Orlan

Publisher

MICROFILMED

92-473

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

Account: R-001-6190
Number

6/02/92

H9200505

PUBLIC HEARING FEES CITY PRICE

020 - ZONING VARIANCE (OTHER) 3

070 - SUM OF ABOVE FEES (MAXIMUM) \$650.00

TOTAL: \$650.00

LAST NAME OF OWNER: LOVEMAN

Please Make Checks Payable To: Baltimore County
BA C012104PH06-02-92

Cashier Validation

receipt

92-473

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6190
Number

04040101131CHRC \$60.40
BA C010146MD7-24-92

Please Make Checks Payable To: Baltimore County

Cashier Validation

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 6-18-92

Maple Woods Limited Partnership
22 W. Allegheny Avenue
Towson, Maryland 21204

RE:
CASE #92-473-A (Item 505)
N/S Harlan Lane, 100' W of c/l Northdale Road
"Maple Woods"
1st Election District - 1st Councilmember
Legal Owner(s): Joseph H. Loveman, et al
Contract Purchaser(s): Maple Woods Limited Partnership
HEARING: WEDNESDAY, JULY 8, 1992 at 3:00 p.m. in Rm. 106, Office Building.

Dear Petitioner(s):

Please be advised that \$ 60.40 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

ARNOLD JABLON
DIRECTOR

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JUNE 11, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE #92-473-A (Item 505)
N/S Harlan Lane, 100' W of c/l Northdale Road
"Maple Woods"
1st Election District - 1st Councilmember
Legal Owner(s): Joseph H. Loveman, et al
Contract Purchaser(s): Maple Woods Limited Partnership
HEARING: WEDNESDAY, JULY 8, 1992 at 3:00 p.m. in Rm. 106, Office Building.

Variance to permit a 51.33 ft. distance to centerline of travelway in lieu of the required 53 ft. and to amend the Final Development Plan.

Lawrence E. Schmidt
Zoning Commissioner of Baltimore County

cc: Joseph/Aurelia Loveman
W. Dorell & Associates
Maple Woods Limited Partnership

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

June 24, 1992

(410) 887-3353

Mr. Joseph H. Loveman
317 Harlan Lane
Baltimore, MD 21228

RE: Item No. 505, Case No. 92-473-A
Petitioner: Joseph H. Loveman
Petition for Variance

Dear Mr. Loveman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Printed on Recycled Paper

Zoning Plans Advisory Committee Comments
Date: June 24, 1992
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Coordinator

WCR:jw

Enclosures

cc: Mr. Ronald Schaffel
Maple Woods Limited Partnership
22 W. Allegheny Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this
2nd day of June, 1992

ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards, Jr.
Chairman
Zoning Plans Advisory Committee

Petitioner: Joseph H. Loveman, et ux
Petitioner's Attorney:

Printed on Recycled Paper

6/15/92 6477-92
TE

Development Review Committee Response Form
Authorized signature: [Signature] Date: 6/22/92

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 70476
Waiver Number: ZON DED
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92

COUNT 1

✓ Washington Homes, Inc	504	6-15-92	NC
DED DEPRM RP STP TE			
✓ Aurelia Loveman For Joseph H. Loveman			NC
DED DEPRM RP STP TE			
Timothy W. And Carol Anne M. Frost			
DED DEPRM RP STP TE	506		Comment
James B. And Brenda G. Thomas			
DED DEPRM RP STP TE	507		Comment
James E. Bishop, Sr.			
DED DEPRM RP STP TE	508		NC
Victor E. And Sandra J. Fiorenza			
DED DEPRM RP STP TE	509		Comment
Lena Guise			
DED DEPRM RP STP TE	510		NC

COUNT 7
FINAL TOTALS
COUNT 8
*** END OF REPORT ***

MICROFILMED

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief Development Review Section Office of Planning and Zoning

DATE: June 17, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 15, 1992

The Office of Planning and Zoning has no comments on the following petitions:

Robert A. Yeatman	- Item 504
Joseph & Aurelia Loveman	- Item 505
Timothy & Carol Ann Frost	- Item 506
James & Brenda Thomas	- Item 507
Victor & Sandra Fiorenza	- Item 509

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

6.15.92.txt
Petitna.txt

RECEIVED
JUN 22 1992
ZONING OFFICE
MICROFILMED

92-473-A 7-8-92
Baltimore County Government
Fire Department
700 East Joppa Road Suite 901
Towson, MD 21204-5500
(410) 887-4500
JUNE 12, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: AURELIA LEFFLER LOVEMAN, GUARDIAN FOR
JOSEPH H. LOVEMAN

Location: 65 HARLEM LANE

Item No.: +505 (MJK) Zoning Agenda: JUNE 15, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Carl J. Rife Noted and
Planning/Group Approved
Special Inspection Division Fire Prevention Bureau

JP/KEK

RECEIVED
JUN 10 1992
ZONING COMMISSIONER

RECEIVED
JUN 15 1992
ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: Robert P. Kim Date: 6/23/92

Project Name: Washington Homes, Inc.
File Number: 504
Zoning Issue: 6-15-92
Meeting Date: 6-15-92

DED DEPRM RP STP TE
Aurelia Loveman For Joseph H. Loveman
Timothy W. And Carol Anne M. Frost
James B. And Brenda G. Thomas
James E. Bishop, Sr.
Victor E. And Sandra J. Fiorenza
Lena Guise
Howard W. Dawson, Sr.

504
505
506
507
508
509
510
503

N/C
N/C
N/C
N/C
N/C
N/C
N/C
N/C

COUNT 1
FINAL TOTALS
COUNT 9

MICROFILMED

92-473-A 7-8-92
Baltimore County Government
Fire Department
700 East Joppa Road Suite 901
Towson, MD 21204-5500
(410) 887-4500
JUNE 12, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: AURELIA LEFFLER LOVEMAN, GUARDIAN FOR
JOSEPH H. LOVEMAN

Location: 65 HARLEM LANE

Item No.: +505 (MJK) Zoning Agenda: JUNE 15, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Carl J. Rife Noted and
Planning/Group Approved
Special Inspection Division Fire Prevention Bureau

JP/KEK

RECEIVED
JUN 10 1992
ZONING COMMISSIONER

RECEIVED
JUN 15 1992
ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: Robert P. Kim Date: 6/23/92

Project Name: Washington Homes, Inc.
File Number: 504
Zoning Issue: 6-15-92
Meeting Date: 6-15-92

DED DEPRM RP STP TE
Aurelia Loveman For Joseph H. Loveman
Timothy W. And Carol Anne M. Frost
James B. And Brenda G. Thomas
James E. Bishop, Sr.
Victor E. And Sandra J. Fiorenza
Lena Guise
Howard W. Dawson, Sr.

504
505
506
507
508
509
510
503

N/C
N/C
N/C
N/C
N/C
N/C
N/C
N/C

COUNT 1
FINAL TOTALS
COUNT 9

MICROFILMED

92-473-A 7-8-92
Baltimore County Government
Fire Department
700 East Joppa Road Suite 901
Towson, MD 21204-5500
(410) 887-4500
JUNE 12, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: AURELIA LEFFLER LOVEMAN, GUARDIAN FOR
JOSEPH H. LOVEMAN

Location: 65 HARLEM LANE

Item No.: +505 (MJK) Zoning Agenda: JUNE 15, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Carl J. Rife Noted and
Planning/Group Approved
Special Inspection Division Fire Prevention Bureau

JP/KEK

RECEIVED
JUN 10 1992
ZONING COMMISSIONER

RECEIVED
JUN 15 1992
ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: Robert P. Kim Date: 6/23/92

Project Name: Washington Homes, Inc.
File Number: 504
Zoning Issue: 6-15-92
Meeting Date: 6-15-92

DED DEPRM RP STP TE
Aurelia Loveman For Joseph H. Loveman
Timothy W. And Carol Anne M. Frost
James B. And Brenda G. Thomas
James E. Bishop, Sr.
Victor E. And Sandra J. Fiorenza
Lena Guise
Howard W. Dawson, Sr.

504
505
506
507
508
509
510
503

N/C
N/C
N/C
N/C
N/C
N/C
N/C
N/C

COUNT 1
FINAL TOTALS
COUNT 9

MICROFILMED

92-473-A 7-8-92
Baltimore County Government
Fire Department
700 East Joppa Road Suite 901
Towson, MD 21204-5500
(410) 887-4500
JUNE 12, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: AURELIA LEFFLER LOVEMAN, GUARDIAN FOR
JOSEPH H. LOVEMAN

Location: 65 HARLEM LANE

Item No.: +505 (MJK) Zoning Agenda: JUNE 15, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Carl J. Rife Noted and
Planning/Group Approved
Special Inspection Division Fire Prevention Bureau

JP/KEK

RECEIVED
JUN 10 1992
ZONING COMMISSIONER

RECEIVED
JUN 15 1992
ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: Robert P. Kim Date: 6/23/92

Project Name: Washington Homes, Inc.
File Number: 504
Zoning Issue: 6-15-92
Meeting Date: 6-15-92

DED DEPRM RP STP TE
Aurelia Loveman For Joseph H. Loveman
Timothy W. And Carol Anne M. Frost
James B. And Brenda G. Thomas
James E. Bishop, Sr.
Victor E. And Sandra J. Fiorenza
Lena Guise
Howard W. Dawson, Sr.

504
505
506
507
508
509
510
503

N/C
N/C
N/C
N/C
N/C
N/C
N/C
N/C

COUNT 1
FINAL TOTALS
COUNT 9

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS

Newton A. Williams 823-7800
James S. Dean 200 Court Towers, 21204
Dwight Little 1501 S. ELMWOOD ST. BALD 11221
Ron Schaffel 430 E. Joppa Rd. Balto. 21206
David E. Alfeld Southern Land 22 W. Allegany Ave. 21204

IN THE MATTER OF
JOSEPH H. LOVEMAN

A Person Alleged to be
Under a Disability

Case No. 89 T 45
Docket 7 Page 140

JUDGMENT

The above entitled cause having come for hearing on the Petition for Appointment of a Guardian
for the Person and Property of:

JOSEPH H. LOVEMAN

a person alleged to be under a disability, after taking testimony in open Court and the Court
having found that they are a disabled person within the purview of the Annotated Code of Maryland,
the nature of disability being:

Cons.

IT IS THEREFORE ADJUDGED, ORDERED AND DECREED this 27th day
of April, 1989, by the Circuit Court for Baltimore County, that
AURELIA LEFFLER LOVEMAN is hereby appointed
Guardian of the Person and Property of JOSEPH H. LOVEMAN
a Disabled Person, with full power and authority to care for and manage and protect the estate of
said disabled person, in accordance with the provisions of the Annotated Code of Maryland and Mary-
land Rule V77, without enlargement or limitation.
() Bond is hereby excused.
() Bond is set in the amount of Surety to be approved by this
Court and penalty of said Bond, being subject to further order of the Court.

FILED APR 27 1989
OCT 11 1989

